



**COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT**

*Promoting the wise use of land
Helping build great communities*

Board of Supervisors

MEETING DATE November 1, 2016	CONTACT/PHONE Stephanie Fuhs (805) 781-5721 sfuhs@co.slo.ca.us	APPLICANT Doug Anderson	FILE NO. AGP2016-00001
SUBJECT Proposal by Doug Anderson to establish an Agricultural Preserve to enable the applicant to enter into a Land Conservation Contract. The property consists of approximately 350 acres located within the Agriculture land use category, at 2490 Toro Creek Road, approximately 4.5 miles northeast of the City of Morro Bay. The site is in the Adelaida subarea of the North County planning area.			
RECOMMENDED ACTION The Agricultural Preserve Review Committee and Planning Commission recommend approval of this request to establish an agricultural preserve to enable the landowner to enter into a land conservation contract as follows: <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 35%;"> Preserve Designation: Minimum Parcel Size: Minimum Term of Contract: </div> <div style="width: 60%;"> Cayucos Agricultural Preserve No. 46 320 Acres 20 years </div> </div>			
ENVIRONMENTAL DETERMINATION A Categorical Exemption (Class 17) was issued for the project on August 17, 2016 (ED 16-040).			
LANDUSE CATEGORY Agriculture	COMBINING DESIGNATION Geologically Sensitive Area	ASSESSOR PARCEL NO: 046-212-023, 024, 025 and 073-069-001	SUPERVISOR DISTRICT(S) 2
PLANNING AREA STANDARDS: None Applicable		LAND USE ORDINANCE STANDARDS: Section 22.22.040C(2) – Minimum parcel size for new agricultural preserves	
EXISTING USES: Residence, barns, grazing			
SURROUNDING LAND USE CATEGORIES AND USES: <i>North:</i> Agriculture - Rural Lands/Mostly undeveloped rangeland <i>East:</i> Agriculture/ Residence, orchards, grazing <i>South:</i> Agriculture/ Scattered residences, orchards, undeveloped <i>West:</i> Agriculture/ Scattered residences, grazing			
OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: None, no referrals necessary			
TOPOGRAPHY: Moderately to steeply sloping		VEGETATION: Grasses, chaparral, oaks	
PROPOSED SERVICES: None required		ACCEPTANCE DATE: August 17, 2016	
ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER - SAN LUIS OBISPO, CALIFORNIA 93408 (805) 781-5600 FAX: (805) 781-1242			

PROJECT REVIEW

Background

The 350 acre property consists of four legal parcels. The property has historically been used as grazing land. The current agricultural operation supports 40 head of cattle and 50 acres of dry farm crops, and is operated by both the owner and a lessee, Toby Wheeler.

Site and Area Characteristics

The property is located approximately 4.5 miles northeast of the City of Morro Bay. The ranch has extensive open areas with grassland and some steep hillsides with areas of dense chaparral and oak trees. Toro Creek runs from east to west through the property with riparian vegetation and oak woodland on both sides of the riparian corridor.

The property has a 16 gallon per minute well drilled to a depth of 97 feet.

The following table shows the Natural Resources Conservation Service soils rating of the site:

Land Capability Class		Irrigated Crop Suitability	Rangeland Suitability	Dry Farm Suitability	Acres
If Irrigated	Non-Irrigated				
		N/A			
NA	3, 4 & 6		Well Suited	NA	125.5
NA	6		Moderately Suited	NA	167
NA	6 & 7		Poorly Suited	NA	57.5
				Total	350

Exhibit A shows the location, topography, and land use designations of the site and adjacent properties.

Compliance with the Rules of Procedure for Agricultural Preserves

The Rules of Procedure provide that a property must first be under an Agricultural Preserve in order to qualify for a Land Conservation Contract as an individual property. The property meets the current eligibility requirements for a rangeland Agricultural Preserve with over 320 acres of gross acreage and over 100 acres (292.5 acres) of Class 3, 4, 6 and 7 soil listed as “moderately to well suited” as range land.

The property is also eligible for a Land Conservation Contract because it exceeds the minimum 320 acres required for rangeland contracts on 6 and 7 (or better) soils and has well over 100 acres (292.5) of Class 3, 4, 6 and 7 soil listed as “moderately to well suited” as range land by the Natural Resources Conservation Service.

The appropriate minimum parcel size for the Land Conservation Contract is 320 acres and the appropriate minimum term of contract is 20 years because the site is not located within 1 mile of an urban reserve line, as specified by the Rules of Procedure.

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Agricultural Preserve Review Committee

The following is an excerpt from the Minutes of the Regular Meeting of the Agricultural Preserve Review Committee held on September 12, 2016 at the SLO County Board of Supervisors Chambers, County Government Center, 1055 Monterey Street, Room D170, in San Luis Obispo, California, at 1:30 p.m.

Terry Wahler, staff: presents staff report and provides a Power Point presentation.

Committee Members: discuss the request and begin their deliberations.

Jamie Kirk, agent: further describes agricultural use and landowner's request

Bill Robeson, Chairman: opens Public Comment with no one coming forward.

Thereafter, on motion of Dick Nock, seconded by Lynda Auchinachie and on the following roll call vote:

AYES: Don Warden, Dick Nock, Irv Mc Millan, Hugh Pitts, Kaila Dettman, Paul Hoover, Lynda Auchinachie, Ross Felthousen, and Bill Robeson

NOES: None

ABSENT: Farm Service Agency, Farm Advisor, Public at Large Member

The Review Committee moved to recommend the Board of Supervisors approve this request to establish an Agricultural Preserve to enable the applicant to enter into a Land Conservation Contract. Preserve Designation: Cayucos Agricultural Preserve No. 46; Minimum Parcel Size: 320 acres; Minimum term of contract: 20 years.

RECOMMENDATIONS

The Agricultural Preserve Review Committee and Planning Commission recommend approval of this request to establish an agricultural preserve to enable the landowner to enter into a land conservation contract as follows:

Preserve Designation:	Cayucos Agricultural Preserve No. 46
Minimum Parcel Size:	320 Acres
Minimum Term of Contract:	20 years

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FINDINGS

- A. The proposed establishment of this agricultural preserve is consistent with the San Luis Obispo County General Plan, including the Land Use Element, Agriculture Element, the Conservation and Open Space Element, and the county's Rules of Procedure to Implement the California Land Conservation Act of 1965.
- B. The proposed establishment of this agricultural preserve is appropriate and consistent with the rural character of the surrounding area.

Report prepared by Stephanie Fuhs,
Reviewed by Terry Wahler, Senior Planner
Land Conservation Program

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